

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR NOVEMBER 8, 2006  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** October 25, 2006
- V. ANNOUNCEMENTS**
- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- VII. APPROVAL OF THE AGENDA**
- VIII. CONSENT CALENDAR (Items with an asterisk \*)**

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At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**IX. PUBLIC HEARING**

- 1. "S" ZONE APPROVAL NO. SZ2005-10, USE PERMIT APPROVAL NO. UP2006-19, ZONE CHANGE NO. ZC2005-1, GENERAL PLAN AMENDMENT NO. GP2005-2 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2006-9:** A request to demolish an approximately 4,000 square foot vacant one-story commercial retail building and construct an approximately 13,040 square foot, three-story mixed-use building. Proposed uses for this site are first floor commercial retail, second floor dental office, and three one-bedroom residential units on the third floor. The proposal includes Site and Architectural Review for the new building, Use Permit for parking modifications, Zone Change from Neighborhood Commercial (C1) to Mixed-Use (MXD) and a General Plan Amendment from Retail Sub-Center to Mixed Use, located at 1880 North Milpitas Boulevard (APN: 026-25-024), zoned Neighborhood Commercial with an "S" Zone overlay (C1-S). Applicant: David Mena. Staff Contact: Kim Duncan, (408) 586-3283. (PJ# 3196). *(Recommendation: Approve the "S" Zone and Use Permit with conditions, recommend adoption of the Initial Study and Negative Declaration and approval of the zone change and general plan amendment to the City Council.)*

2. **MAJOR VESTING TENTATIVE MAP NO. MA2006-4:** A request to create 65 single family attached townhouses for the previously approved Town Center Residential development project on a 4.8 gross acre site, located north of Town Center, east of North Milpitas Boulevard (APN: 028-12-019), zoned Town Center (TC-S). Applicant: Shapell Homes/Susan Mineta. Staff Contact: Kim Duncan, (408) 586-3283. (PJ# 3208). *(Recommendation: Approve with Conditions to City Council)*
3. **USE PERMIT NO. UP2006-18:** A request to locate a 2,400 square foot karaoke establishment without food or alcohol service located at 668 Barber Lane (APN: 86-01-035), zoned General Commercial (C2). Applicant: Joe Zheng. Staff Contact: Cindy Hom (408) 586-3284. (PJ# 2465) *(Recommendation: Approve with Conditions)*

## **X. ADJOURNMENT**

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within twelve (12) calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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### ***THE NEXT PLANNING COMMISSION MEETING IS December 13, 2006***

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The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

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#### **MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Cliff Williams-regular member, Noella Tabladillo-regular member, Gunawan Ali-Santosa-alternate member) of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas Committee Conference Room First Floor, 455 E. Calaveras Boulevard.

- a. **"S" ZONE APPROVAL AMENDMENT NO. SA2006-54:** A request to install a 258 sq. ft. attached sunroom addition located at 118 Ayer Lane (APN: 029-12-135), zoned Single Family Residential minimum 3,000 sq. ft. lot (R1-3). Applicant: Dave Johnson. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approve with Conditions)*
- b. **"S" ZONE APPROVAL AMENDMENT NO. SA2006-55:** A request to install an 8' tall wrought iron enclosure located at 1535 Landess Avenue (APN: 088-35-017), zoned General Commercial (C2). Applicant: Jun Dianno. Staff Contact: Cindy Hom, (408) 586-3284. *(Recommendation: Approve with Conditions)*
- c. **"S" ZONE APPROVAL AMENDMENT NO. SA2006-58:** A request to install a 48 square foot window sign for KB satellite sales office located at 1381 S. McCarthy Blvd. (APN: 086-02-078), zoned (MP). Applicant: Jed Bennett. Staff Contact: Cindy Hom (408) 586-3284. *(Recommendation: Approve as Submitted)*
- d. **ADMINISTRATIVE PERMIT NO. AD2006-57:** A request for a 717 square foot residential addition to an existing two-family residence at 97 Fanyon Street (APN: 029-18-037), zoned (R2). Applicant: Jaime Lopez. Staff Contact: Kristine Lowe (408) 586-3278. *(Recommendation: Approve with Conditions)*

- e. **“S” ZONE APPROVAL AMENDMENT NO. SA2006-32:** A request for a room addition to a single-family home consisting of a 780 square foot two story residential addition (two bedroom suites) and a 669 square foot recreation room with atrium, located at 867 Calaveras Ridge (APN: 029-06-023), zoned Single Family Residential – Hillside (R1-H). Applicant: Pek S. Chu. Staff Contact: Dennis Carrington, (408) 586-3275. *(Recommendation: Approve as Submitted)*

**KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government’s duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people’s business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people’s review. **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION**  
at the City Attorney’s office at the Milpitas City Hall, 455 E. Calaveras Blvd, Milpitas, CA 95035.  
E-mail: [rpioroda@ci.milpitas.ca.gov](mailto:rpioroda@ci.milpitas.ca.gov)  
Fax: (408) 586-3030  
Phone : (408) 586-3000

A free copy of the Open Government Ordinance is available from the City Clerk’s Office or by visiting the City’s website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) Select Open Government Ordinance under News Features